



THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্ব দ্বাৰা প্ৰকাশিত

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GOVERNMENT OF ASSAM

ORDERS BY THE GOVERNOR

REVENUE (REGISTRATION) & DISASTER MANAGEMENT DEPARTMENT

NOTIFICATION

The 19th June, 2025

E-657249/2025/01.- In exercise of the powers conferred under the relevant provisions of the Indian Stamp Act, 1899 and the Registration Act, 1908, as applicable to the State of Assam, and as per items 35 (a) to (c) of Schedule -I of the Indian Stamp (Assam Amendment) Act, 2021, the stamp duty is to be calculated the Governor of Assam is pleased to notify that, with respect to the determination of maximum value for the purposes of registration duty and stamp duty in lease transactions, the following provisions shall be adopted:
Further, items 35 (a) to (c) of Schedule -I of the Indian Stamp (Assam Amendment) Act, 2021, which is also reproduced below:

35. Lease, including an under-lease or sub- lease and any agreement to let or sub -let,- a) where by such lease the rent is fixed and no premium is paid or delivered - (i) where the lease purports to be for a term of less than one year;	Same duty as Bond (No. 15) for the whole amount payable or deliverable under such lease
(ii) where the lease purports to be for a term of not less than one year but not less than one year but not more than five years;	The same duty as Bond (No. 15) for the amount o value of the average annual rent reserved
(iii) where the lease purports to be for a term exceeding five years, and not exceeding ten years;	The same duty as Conveyance (No. 23) for a market value equal to the amount or value of average annual rent reserved.
(iv) where the lease purports to be for a term exceeding ten years, but not exceeding twenty years;	Same duty as a Conveyance (No. 23) for a market value equal to twice the amount or value of the average annual rent reserved
(v) where the lease purports to be for a term exceeding twenty years, but not exceeding thirty years;	Same duty as a Conveyance (No. 23) for a market value equal to three times the amount or value of the average annual rent reserved.
(vi) where the lease purports to be for a term exceeding thirty years, but not exceeding one hundred years;	Same duty as a Conveyance (No. 23) for a market value equal to four times the amount or value of the average annual rent reserved.
(vii) where the lease purports to be for a term exceeding one hundred years, or in perpetuity;	The same duty a Conveyance (No. 23) for a market value equal in the case of a lease granted solely for agriculture purposes to one-tenth and in any other case to one-sixth of the whole amount of rents which would be paid or delivered in respect of the first fifty years of the lease.

(viii) where the lease does not purport to be for any definite term;	The same duty as a Conveyance (No. 23) for a market value equal to three times the amount or value of the average annual rent which should be paid or delivered for the first ten years if the lease continues so long.
(c) where the lease is granted for a fine or premium or for money advanced in addition to rent reserved;	The same duty as Conveyance (No. 23) for a market value equal to the amount or value of such fine or premium or advanced as set forth in the lease, in addition to the duty which would have been payable on such lease if no fine or premium or advance had been paid or delivered. Provided that, in any case where an agreement to lease is stamped with the <i>ad- valorem</i> stamp required for a lease, and a lease in pursuance of such agreement is subsequently executed, the duty on such lease shall not exceed rupees two hundred.

1. **Annual Lease Rent Reserve as Basis:** For the purpose of determining the stamp duty and registration duty in respect of lease deeds, where such duties are to be calculated based on annual lease rent reserve, the annual lease rent shall serve as the basis for computation.
2. **Market Value:** For the purposes of assessment and computation of Stamp Duty and Registration Duty under the applicable laws, the term "*Market Value*" shall mean the value of the immovable property as determined by the Zonal Value fixed and notified by the competent authority from time to time. The Zonal Value shall serve as the minimum benchmark for valuation, and no property shall be registered at a value lower than the applicable Zonal Value.
3. **Market Value and Consideration Value – Maximum to Apply:** In cases where stamp duty or registration fee is to be determined based on both the market value of the property and the consideration value specified in the lease, the duty or fee shall be calculated on the **higher of the two values**.
4. **Urban Areas – Annual Rent Reserve:** In urban areas, **7.5% of the market value of the leased property** shall be considered as the **annual rent reserve** for the purpose of comparison and calculation of applicable duties.
5. **Rural Areas – Annual Rent Reserve:** In rural areas, **10% of the market value of the underlying asset** shall be considered as the **annual rent reserve** for the purpose of comparison and determination of applicable duties.

This notification shall come into force with immediate effect and shall be applicable to all lease deeds executed henceforth.

GYANENDRA DEV TRIPATHI,
Principal Secretary to the Government of Assam,
Revenue & Disaster Management Department.